ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2025.

Notary Public

My commission expires: _____

Karen Johnson Davidson County
Batch# 1291744 DEEDWARR
06/30/2025 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20250630-0051347

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William Carson Baddeley	FirstBank	109-05-0B-905.00-CO
3535 Bell Rd 905	722 Columbia Avenue	
Nashville, TN 37214	Franklin, TN 37064	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jaime Rodrigo Reyes, a married man and Fernando Rodrigo Reyes, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

William Carson Baddeley, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 905 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Williams Bends Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20021216-0154761, First Supplementary of record in Instrument No. 20030529-0072377, and Second Supplementary of record in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jaime Rodrigo Reyes, a married man and Fernando Rodrigo Reyes, unmarried by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company of record in Instrument No. 20050331-0034832 Register's Office for Davidson County, Tennessee, dated March 29, 2005 and recorded on March 31, 2005; Maria Rosario Reyes, spouse of Jaime Rodrigo Reyes, joins in this conveyance to convey any and all marital interest she may have in subject property.

This is improved property known as **3535 Bell Rd 905, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25th day of June, 2025.

Jaime Rodrigo Reyes

FERNANDO RODRIGO REYES
BY
JAIME REYES
Fernando Rodrigo Reyes by Jaime Rodrigo Reyes his attorney in fact

Maria Rosario Reyes

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jaime Rodrigo Reyes and Maria Rosario Reyes, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25th day of June, 2025.

Michelle W Locke
Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County Jaime Rodrigo Reyes to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Fernando Rodrigo Reyes and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Fernando Rodrigo Reyes.

Witness my hand and official seal this 25th day of June, 2025.

Michelle W Locke
Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 25-002363-524

SP 11/2015

Certificate of Authenticity

I, Spencer Gross, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 25th, 2025.

Affiant Signature

June 25th, 2025
Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
30th day of June, 2025.

Notary's Signature

My Commission Expires:
Notary's Seal (if on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY